Tells World Whether Economical or Wasteful Folks Live Within.

MANY HOUSES, FEW HOMES!

"A house has always possessed a strong fascination for me," says Ada patterson in the National Real Estate Journal. "It is, no doubt, because of the deeply feminine instinct for homemaking. Kipling has said: 'No one knows what a woman's house is to her.' Whenever you see a woman looking with longing admiration at a house you may be sure that she is imagining herself as its mistress. She is furnishing it and encuring its staff of servants and ordering its first dinner. She is peopling it with her family and friends. She is breathing her own spirit into it. Therein twith her tanny and triends. She is breathing her own spirit into it. Therein is the vital fascination of a house. It plaues our wonder and as to what kind of lives are lived within it.

"Always when a train missed or be-lated leaves me with a quarter or half hour of my own in a city I spend it not to lounging in the stuffy station with a pink or green magazine or in sauntering about the shop, but in a survey of its homes. The splendid homes interest me very little. They are, after all, alike. They all have stately porte cocheres and ostentatious garages and gardeners try-ing to make the grounds look more like Italy than great America.

The goal of my search is always a group of the homes of the busy, happy the folk by who'n the United States is so pientifully blessed. Among those homes there is a marked individuality. Save for those rows of characteristic houses the many childrened archiectural family whose last name is Economy, that bore the eyes in cities, we see the stamp of difference, which is originality, in those homes.
"On my daily rides to the city from the seashore last summer the open car

REAL ESTATE AT AUCTION.

regularities and an in the contract of the con

REAL ESTATE AT AUCTION.

'65 .. '350 IS WHAT

lots sold for on 165th St., 167th St., 169th St., Westchester Ave., Southern Blvd., at the Fox Estate Sale.

'6,500 _" '20,000

is the value of these same lots today YOU WILL HAVE

exactly the same chance 20 blocks further on

at the sale of the

579 LOTS

of the estate of Bradish Johnson, Inc.,

Clason Pt. Rd., Ludlow Ave., Randall Ave., White Plains Rd., and adjacent avenues and streets, to be

SOLD AT PUBLIC AUCTION

no matter what price they bring

TUES. and WED., JUNE 29th and 30th at the Exchange Salesroom, 14 Vesey Street Titles Insured Free 70% Can Remain on Mortgage

TO REACH THE PROPERTY
Take Subway, Bronx Park Train to Simpson Street Station, thence Westchester Avenue trolley car down Clason Point Avenue to property. For maps, apply to

J. Clarence Davies, 149th St. & 3rd Ave. Joseph P. Day, 31 Nassau St., N. Y. City.

site and story simplicity enclosed more than three rooms, but I longed to see those rooms. It was a low green cottage painted such a green as blended with the sward of the perfectly kept little lawn, such a green as was a beredge und for the glory of the flowers, that to read and purples as the summer days melted into the auth nn. A careless owner would have slowed the little house to degenerate into a shanty. He would have moded the complaint of the model have made the complaint of the

flashed passed a wee house that was the admiration of all on board. A mere bit of a house. I doubt whether its one story simplicity enclosed more than silk and a lace hat, to paint the house person hides with his secrets. The color

Types of Homes at Mountain Lakes for Which There Is Good Demand



Indications Are That Buyers Will Be Found for the 579 Lots in the Offering.

The Bradish Johnson property in the Clason Point section of East Bronx, which is to be parcelled off the end of this month by Joseph P. Day and J. Clarence Davies, will be the largest lot mle of the year. Indications are that It will be a success. Close to a section which has seen wonderful development and now is undergoing a second stage development, it is expected to reap of the benefits of the section of which it is part.

More housing facilities will be needed h that section and the tendency will be

the nearest undeveloped section, a section where property values have not been boosted by much immediate building operations.

The estate contains about 579 lots within a short distance of trolley lines and the subway route to Pelham Bay Park and Coney Island, not to speak of the intermediate points. The lots will to the highest bidders, it matters not what the bid may be. The war in Durope is expected to have a stimulating effect on the sale. Money hoarded in banks is now being taken out for to in banks is now being taken out for another. Ith the war over many families will ome to this country to start life anew this will mean greater population fo Fork, and especially The Bronx.

AUCTION SALES THIS WEEK.

Mentary and Perced Offerings is Manhattan and The Brons. TUESDAY, JUNE 22.

By Joseph P. Day.

CASTLETON AV. New Brighton, S. I. w. b. 224 s. Jersey st. 25x126.11. frame dwig: also Third av. n. s. 222 w. Lafayette av. 169x166. vacant; also Second av. s. s. 615. Lafayette a., 31x126x55x156. vacant; briate of Ellen McCarthy, deceased.

Lidingle ST. 17, w. s. 125 s. Canal. 25x 160. b. sty tum; and strs—Dora Sprung ST. Eva Hexter et al; C. 1. Hoffman & A. Friedman, attys; T. K. McCarthy, Locartition. Av. 2125, w a. 196.10 m 116th et. 35x100,

By M Morgenthau, Jr., Co.

(AT 3208 THIRD AVENUE.)

132D ST, 689 E, n s. 170 e Cypress av. 15x110, 2 sty dwig-16th Baptist Church agt J S Ensorge et al; H B Pogson, atty; G S P Kleeberg, ref; due, \$2,306.44;

WEDNESDAY, JUNE 28.

Hy Joseph P. Day.

169TH ST, 457 E. n. s. 100 w Washington
av. 40x90, 6 sty flat and str.—Isidore
Simon agt Louis De Vos et al; Mervyn
Wolff, atty; R. R. Murphy, ref. due.
43.950.54; sub to 1st mtg \$35,000. Hy Bryan L. Kennelly.
CHURCH ST. 275. e s. 100.4 n Franklin st.
25.2875.4 sty loft bidg: exrs' sale, estate
of Samuel J Solomon, deceased.
31ST ST. 429 to 443 W. n s. 200 s 10th av.
75.298.9: two 4 sty and one 5 sty tamts: TANKS 5: two 4 sty and one a sty tamts; vol sale.

PAIR TERRACE, E. e. s. 147 s 218th st. 150x100, vacant: also 216th st. e. 100 e Park Terrace W. 50x100, vacant: also 218th st. n. 160 e Neaman av. 50x100, vacant; vol sale.

RESTERVOIR OVAL, W. w. s. 299.6 n e. Halnbridge av. 50x98x irreg, vacant; vol sale. MAURE AV. s e cor Jamaica av. Jamaica, L. I. 15 lots, each 25x100; vol sale.

By Henry Brady.

[AT 14 VESEY STREET.]

By Henry Brady.

JANE ST, \$8 and 90, s. s. 112.6 e Washington, 43.2x160.1 to 12th, 357.59 W, x44.1x 180.1, 2 and 3 sty stable and 3 sty inmt and 3 sty loft bldg.—E W C Arnold agt Hygela Distfilled Water Co et al; S P. Savage, atty; Winter Russell, ref; due, \$33.576.57; taxes, &c. \$2.086.31.

OTH ST, 224 E, s. 205 w 2d av, 25x 100.5, 4 sty flat—Hklyn Trust Co ag; J. H. Bodine et al; Cullen & D. attys; Hal. Bell, ref; due, \$17.051.75; taxes, &c. \$613.

[AT 3208 THIRD AVENUE.]

By Joseph P. Day. By Joseph P. Day.

122D ST, 407 E. n. s. 118 e 1st av. 20x
100.11. 4 sty inmi-Martin Boylston et al
vs E S Boylston et al; B W Moore, atty;
A S Norton, ref; partition.

1177H ST, 212 and 211 E. s. s. 140 e 3d
ax. 40x100.10, 6 sty flat and styr-Inaac
Gloodstein vs Fischel Realty Co et al;
A N Schwartz, atty; W P Schoen, ref;

B) Joseph P. Day.
Sil.VER ST. a s. 116.2 w Main. 75x100x
irreg—C F Haistead et al agt T B Watson et al; Daniel Burke, atty; Isidor
Wels, ref; due, \$4,196.85; taxes, &c. \$250. EAST BROADWAY, 101, s s, 185.8 w Pike 165TH ST, 419 E, n s, 202.7 e Park av.



THE SWIMMING POOL, supplied by a flowing artesian well the water front park, is only one of the things that make

Kensington, Great Nerk

the most attractive place around New York for a

country.

A BATHING BEACH five hundred feet long, a dock for yachts and motor boats in the new harbor at the head of Manhasset Bay, tennis courts for the exclusive use of Kensington home owners, and an eighteen-hole golf course within a few minutes' walk are some of the other attractive features.

A SANITARY SEWER SYSTEM, costing nearly \$100.000, and approved by the State Board of Health, four miles of winding park drives, eight miles of shaded walks, three miles of water mains, four miles of underground electric light conduits and three miles of gas mains already completed at a cost of over \$400,000 are some of the special advantages.

miles of gas mains already completed at a cost of over \$400,000 are some of the special advantages.

TEN MILES of California privet hedge, more than twenty thousand flowering shrubs and evergreens, and thirty-five hundred shade trees, in addition to the magnificent native forest trees, give the entire property the appearance of a great country estate.

FORTY-ONE IDEAL COUNTRY HOMES, designed by leading architects, constructed at a cost of nearly a million dollars, forever establish the architectural character of the property.

BY MOTOR, Kensington is reached in 35 minutes from the Queensboro Bridge, over the finest automobile roads in the United States.

tates.

LOCATED ONLY FOUR BLOCKS from the station, the Long Island Railroad electric train service brings Kensington within 26 minutes of the heart of New York, while a line of fast, well-equipped boats from the foot of East 34th Street provide, in the Summer season, one of the most delightful and picturesque trips around New York.

26 Minutes by Express Trains from Pennsylvania Station. BEST WEEK-DAY TRAINS: BEST SUNDAY TRAINS 9:10, 10:16, 11:16 A. M. and 12:22, 9:20, 10:20, 11:20 A. M. and 12:20, 1:22, 2:37, 3:38 and 4:38 P. M. 1:20, 2:20, 3:20 and 4:20 P. M.

Extra Saturday Trains-1:05 and 1:41 P. M. SEND FOR PHOTOGRAPHS of houses for sale and our plan for building and financing your home.

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THE WELLSMORE

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The Beauclere N.W.Cor.B'way & 109th St. 7 Rooms & Bath.

-The Kingsland-838-844 Riverside Drive, Near 158th St. 3, 4, 5, 6 & 7 Rooms, 1 & 2 Baths \$456-\$1.100.

The Hillchester 547 West 157th St. Near Broadway subway station. 4, 5, 6 & 7 Rooms & Bath. \$480-\$900.

The Burrill-638-644 West 160th St., Near Fort Washington Av. 4, 5 & 6 Rooms & Bath.

The Majestic-

St. Nicholas Av., S. E. Cor. 145th.

7 & 8 Rooms & Bath.

Rentals \$660 to \$1,000. •
Very large, light rooms, complete elevator and telephone service. All modern conveniences. Close to subway and elevated lines.

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Corner 109th St.

7 & 11 Rooms, 2 & 3 Baths.

Magnificent fireproof apartments.

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Prince's Court-N. E. Cor. B'way & 164th St 4, 5, 6 & 7 Rooms & Bath. \$480-\$900.

Tenants living in apartments under our supervision are assured of the most efficient service and attention

TO SUBLET-From July 1st to October st, very attractive apartment on Riverside 305 WEST 45TH STREET the latter, S rooms and 3 baths, Appl) APARTMENT 5-C, 270 Riverside Drive.

st, 25x100, 5 sty tnt and strs—Rachel Jacolson agt Hannah Selomon et al: Henry Meyer, atty, J. F. O'Ryan, ref. due, \$9,792,52; taxes, &c. \$425.58.

116TH ST, 338 E, 88, 225 will all 168x 100,10, 3 sty dwig—C G Openhym et al agt Eliza Cella et al; Harold Swain, atty, R C Murphy, ref; due, \$8,584.53; taxes, &c. \$549.71. \$480 per annum upward. Apply VINCENT ASTOR 23 West 26th Street or Your Broker taxes. &c. 5549.71.

By Henry B. Ketcham.
CANAL ST. 67 to 71. n e cor Allen st.
56x54.6, 2 five sty bk timits & strs: also
65th st. 170 W. s., abt 128 e Amsterdam
av. 25x100.5, 5 sty tnt. right. title. &c.—
L. D. Livingston agt S. A. Krulewitch et
al; L. H. Levin, atty; Henry B. Ketcham.

THE WESTMORELAND Housekeeping Apartments Overlooking
Union Square.
7 and 8 Rooms.
\$1,200-\$1,400 per annum,
Apply VINCENT ASTOR
23 West 26th Street, or Your Broker.

FRIDAY, JUNE 25.

By Bryan L. Kennelly. By Bryan L. Rennelly.

SITH ST. 138 W. s. s. 370 w Columbus
av. 20x100.5, 4 sty dwig—G M Schriefer
agt F E Laimbeer et al; E van Dernoot, atty; J I Green, ref; due, \$5.362.23;
taxes, &c. \$548. [AT 328s THIRD AVENUE.] By Charles A. Berrian.

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WE, like other progressive concerns, fully realize this, and our building department is making extensive preparations to meet the great 1916 demand for houses, a demand which we predict will make refreshing real estate history. We have, therefore, concluded to sell our 1915 bungalows and cottages at values that will bring quick decision.

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Three-quarter acre plot provides generous lawns, fine shade trees, shruibbery, etc. House has nine rooms, 3 baths. Includes large beamed living room, with fireplace, opening on spacious verands four masters bedrooms, servants rooms in separate wing. All improvements, including direct connection with sewer system approved by State Board of Health.

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residence. Price \$27,000. Will sacrifice or rent on attractive terms to
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ingalow? If so write, call or telephone
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44 East 14th Street-Lofts, 45 ft. x 200 ft. Sprinkled building. 27 West 26th Street-Store and Basement. 16 ft. x 90 ft. 209-211-213 West 43rd Street -Stores. Reasonable rent. Good retail section. Apply 23 West 26th Street

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MANHATTAN AV, 517, w. s. 84.11 n 121st
st. 16x90, 3 sty dwig—S. 72.014: taxes.
MANHATTAN AV, 519, w. s. 84.11 e 122st
et. 16x90, 3 sty dwig—Lawyers Mig Co
str. 16x90, 3 sty dwig—Lawyer 12 Union Square, rooms. \$6 \$12 \$15 road, farm and home combined, 100 a good 10 room house; outbuildings 92 5th Av., 2. 3, 4 rooms. \$20 \$25 \$30 road from house; outbuildings or chards, big stream, artesian well, road front, fine Sound view, accommod 220 W. 14th St., rooms 220 W. 14th St., rooms. \$20 \$25 \$30
The buildings are quiet and well kept. Rooms newly painted and papered. Some have bath and heat.
Unusual chance for those many those parts of the stream of the stream artesian well, long road front fine Sound view, accommodate to hickens, would just a 15 hours out. IMMEDIATE, box 148 Sun office. pered. Some have bath and heat. Unusual chance for those wanting good rooms at low price.

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Pretty English Home 25 Min. from Penna. Sta., Manhattan 26 Min. from L. I. R. R. Sta., Brooktions, low taxes and upkeep. extra large veranda. Bathing beac

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For Exchange 117-119 Leonard St. Near New Court House

New three-story brick building rented to one tenant for 10 years at average annua rental of \$4,750. Price \$75,000; mortgage \$42,500 to November, 1917. Building is a semi-taxpayer, yet it returns about \$1,876 per annum on equity of \$32,500. Chas. F. Noyes Co.

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Splendid ten-room, furnished house, big lawn, fine trees, garden, berries; for rent July and August on New York Central, Box 23, Cornwall, Ont.

NEW YORK. TO RENT—New cottage at Gien Lake, N. Y., furnished, high altitude, shade, werlooks lake, three and a half miles long; boating, fishing. bathing, tennis. Three oiles from Giens Falls. Trolley and D. & H., service at your own station, on most beautiful lake in the Adfrondacks, five miles from Lake George; July and August, 175 per month. Write M. DOLAN, JR., liens Fals, N. Y.

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CONNECTICUT. FOR RENT-For the summer, a 760 acre farm on Mt. Carmel; high altitude, fully stocked with two saddle horses, a driving horse, two Jersey cows, chickens, etc. Fruit and vegetables in abundance. A 13 room house with all improvements exent gas, and well furnished. Two cottages for servants. For full particulars address 111 Church St., New Haven, Conn.

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Summer and Winter dwelling at Noroton Conn. brick mansion, fifteen large rooms five baths, ground floor lavatory, garage, chauffeur's cottage, five rooms and bath twenty acres of land fronting on Noroton Hay, private bathing heach privilege on Long Island Sound. For season until April 1st \$2,500.60. Fully furnished. May be seen on application to A. CANAVAN. Nearwater Lane. RICHMOND WEED, 62 William Street.

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PHRISTOPHER ST. 105. n s. 125 w Bleecker st. 25x90. 4 sty tunt and strs and 2 sty rear tunt—Kate Madden agt A E Schloffel et al; P J. Klock, atty; Chas P Rogers, ref; partition. and ST. 359 E. n. s. 217 e Av D. 20881. 4 sty timt and strs—German Savgs Bank agt Margt Wendel et al; Meyer Auer-bach atty; W F Clare, ref; due, \$3,-386.08; taxes, &c. \$1,588.

By J. H. Mayers.

119TH ST. 321 E. n s. 225 e 2d av. 20x100.10.

4 ety tnmt—Ernestine Weber et al. agt
E J McDonough et al. O J Kalt. att.

Harry Bijun, ref; due. \$9.652.25t. taxes.

\$1,040

By Henry Brady.

ALDWELL AV, 691, w. s. 358.4 s. 156th st. 16.8x115, 2 sty dwig - Mary Ambrose agt. Mollie Mainlik et al. Thos. Hooker, atry, J. F. Joyce, ref. due. \$5.8x198; taxes. By Joseph P. Day.

By Samuel Marx.

WAVERLEY PL. 168 and 176. a c cortirove st, 96 and 98, 53x55.5x irreg, three 4 sty bldgs; also 9th st, 47 and 19 E. n s. 327 w Bway, two 4 sty loft bldgs, each 25x9.23, leasehold, exre sale, estate of Nettle Ettlinger, deceased.

By Joseph P. Day.

Hy James J. Donovan.

166TH ST. 664 E. s. 35 w Trinity av.
40x996, 5 sty flat—A M Scheele agr.
Rudolph Wahlig et al; R H Bergman.
atty: O E Davis, ref. due, 25.568.77.
taxes. &c. \$1.395.30; sub to mtg \$32.000. By George Price.

WHITE PLAINS AV. w s. 226.11 s Post.
25.4x101.6x25x103.5—Saul Domroe agt
Rose Gandoifi et al; Antonio Ferme.
atty; Max Hendit, ref; due, \$2,363.53;
taxes, &c, \$2,363.53.

THURSDAY, JUNE 24.

[AT 14 VESEY STREET.]

Desirable Housekeeping Apartments Just completed. Fireproof building. 2, 3 and 4 Rooms and Bath,

100 East 17th Street. at; I. H Levin, atty; Henry B Ketcham.
receiver.

[AT 3208 THIRD AVENUE.]
By James L. Wells Company.
WASHINGTON AV. 1071, w s. 200 s.
186th st. 23x200. 6 sty flat and strs—
Dollar Savings Bank ag: Florence Cahen
et al; Lexow, M & W. attys; T N Cuthbert. ref; due, \$25,621.40; taxes, &c.
\$689.79.

By Joseph P. Day.

24.9x93, vacant—Tax Men Co agt R B Gourlie et al; August Weymann, atty; R L Maynard, ref; due, \$1,902.51; taxes, &c. \$626 By Samuel Marx.

3TH ST, 6-8 W, s s, 1241 w 5th av, 53.9x33 ii, two 3 sty dwigs—Harry Content agt the Securities Co et al; R L, Tarbox, atty; L. A. Abrams, ref; due, \$13.498.06; taxes, &c. \$1.431.70; sub to two migs aggregating \$45,000.

MANHATTAN AV 54.1

10TH ST. n w cor Cypress av (302), 200.5x95x188.5x95.6, vacant—E S Appleby

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Four fine master bed cliambers and tiled baths on the second floor; three large bedrooms and bath on third floor; separate entrance porch; large verands. Every modern convenience; electric light, parquet floors, beamed cellings, walls beautifully paneled in hard woods; convenient to country club, golf, ideal outdoor and water sports. Send for photograph.

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